



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: March 17, 2005

PUBLIC NOTICE OF A

DRAFT MITIGATED NEGATIVE DECLARATION

JO: 42-3062

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by April 6, 2005 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Marilyn Mirrasoul, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to [mmirrasoul@saniego.gov](mailto:mmirrasoul@saniego.gov) with the Project Number in the subject line.

**General Project Information:**

- Project No. **43239**, SCH No. N/A
- Community Plan Area: **City Heights community of the Mid-City Communities**
- Council District: **3**

**Subject: AUBURN PARK:** Approval of a Disposition and Development Agreement (DDA) for the Auburn Park Project. Prior to project implementation, General and Community Plan Amendments, a City Heights Redevelopment Project Amendment, a Rezone, Easement Abandonments, a Planned Development Permit, a Site Development Permit, and a Vesting Tentative Map would be required for the demolition of a 2000-square-foot duplex and the construction of a 69-unit, 106,442-square-foot apartment complex with a parking garage and an approximately 0.7-acre park and open space area on a 1.95-acre lot. The project site is located at 5085-5113 University Avenue in the City Heights Community (A portion of Lots 1, 6 and 7 and all of Lots 2,3 and 8 of Oak Park annex according to Map thereof No. 1764 and Lot 17 of Oak Park according to Map thereof No.1732). JO No. 42-3062. The site is not included on any Government Code Listing of hazardous waste sites.

**Applicant:** Affirmed Housing Group

**Recommended Finding:** The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): Archaeology, Paleontology, and Waste Management.

**Availability in Alternative Format:** To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Marilyn Mirrasoul at (619) 446-5380. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Dan Stricker at (619) 446-5251. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on March 17, 2005.

Chris Zirkle, Assistant Deputy Director, Development Services Department



Land Development  
Review Division  
(619) 446-5460

## Mitigated Negative Declaration

Project No. 43239  
SCH No. N/A

**SUBJECT: AUBURN PARK:** Approval of a Disposition and Development Agreement (DDA) for the Auburn Park Project. Prior to project implementation General and Community Plan Amendments, a City Heights Redevelopment Project Amendment, a Rezone, Easement Abandonments, a Planned Development Permit, a Site Development Permit, and a Vesting Tentative Map would be required for the demolition of a 2000-square-foot duplex and the construction of a 69-unit, 106,442-square-foot apartment complex with a parking garage and an approximately 0.7-acre park and open space area on a 1.95-acre lot. The project site is located at 5085-5113 University Avenue in the City Heights Community (A portion of Lots 1, 6 and 7 and all of Lots 2,3 and 8 of Oak Park annex according to Map thereof No. 1764 and Lot 17 of Oak Park according to Map thereof No.1732). JO No. 42-3062.

**Applicant:** Affirmed Housing Group

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: Archaeology, Paleontology, and Waste Management. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration (MND). The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

- IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

- V. MITIGATION, MONITORING AND REPORTING PROGRAM:

**General measures which must be completed prior to any authorization to proceed:**

- 1 The Assistant Deputy Director (ADD) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading Environmental Requirements: "Auburn Park is subject to a Mitigation, Monitoring and Reporting Program (MMRP) and shall conform to the mitigation conditions as contained in the MND (Project No. 43239)."

2. The owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the Resident Engineer, Archaeologist, Paleontologist, and the City's Mitigation Monitoring Coordination (MMC) Section.

## **HISTORICAL RESOURCES (ARCHAEOLOGY)**

### **Prior to Preconstruction (Precon) Meeting**

1. Land Development Review (LDR) Plan Check
  - a. Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) of LDR shall verify that the requirements for archaeological monitoring and Native American monitoring, if applicable, have been noted on the appropriate construction documents.
2. Letters of Qualification have been submitted to ADD
  - a. Prior to the recordation of the first final map, NTP, and/or, including but not limited to, issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified Archaeologist, as defined in the City of San Diego Historical Resources Guidelines (HRG), has been retained to implement the monitoring program. If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
3. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC)
  - b. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Archaeological Monitoring of the project.
  - c. MMC will provide Plan Check with a copy of both the first and second letter.
4. Records Search Prior to Precon Meeting
  - a. At least thirty days prior to the Precon Meeting the qualified Archaeologist shall verify that a records search has been completed and updated as necessary and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

### **Precon Meeting**

1. Monitor Shall Attend Precon Meetings
  - a. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Archaeologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist shall attend any grading

related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

- b. If the Monitor is not able to attend the Precon Meeting, the RE or BI, if appropriate, will schedule a focused Precon Meeting for MMC, EAS staff, as appropriate, Monitors, Construction Manager and appropriate Contractor=s representatives to meet and review the job on-site prior to start of any work that requires monitoring.
2. Identify Areas to be Monitored
  - d. At the Precon Meeting, the Archaeologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored as well as areas that may require delineation of grading limits.
3. When Monitoring Will Occur
  - a. Prior to the start of work, the Archaeologist shall also submit a construction schedule to MMC through the RE or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

#### **During Construction**

1. Monitor Shall be Present During Grading/Excavation
  - e. The qualified Archaeologist shall be present full-time during grading/excavation of native soils and shall document activity via the Consultant Site Visit Record. This record shall be sent to the RE or BI ,as appropriate, each month. The RE, or BI as appropriate, will forward copies to MMC.
2. Discoveries
  - a. Discovery Process

In the event of a discovery, and when requested by the Archaeologist, or the PI if the Monitor is not qualified as a PI, the RE or BI ,as appropriate, shall be contacted and shall divert, direct or temporarily halt ground disturbing activities in the area of discovery to allow for preliminary evaluation of potentially significant archaeological resources. The PI shall also immediately notify MMC of such findings at the time of discovery. MMC will coordinate with appropriate LDR staff.
  - b. Determination of Significance

The significance of the discovered resources shall be determined by the PI in consultation with LDR and the Native American Community, if applicable. LDR must concur with the evaluation before grading activities will be allowed to resume. For significant archaeological resources, a Research Design and Data Recovery Program shall be prepared, approved by DSD and carried out to mitigate impacts before ground disturbing activities in the area of discovery will be allowed to resume.
3. Human Remains
  - a. If human remains are discovered, work shall halt in that area and the following

procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) will be taken:

- b. Notification
  - (1) Archaeological Monitor shall notify the RE or BI as appropriate, MMC and the PI if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
  - (2) The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- c. Isolate discovery site
  - (1) Work will be redirected from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
  - (2) The Medical Examiner, in consultation with the PI, shall determine the need for a field examination to determine the provenience.
  - (3) If a field examination is not warranted, the Medical Examiner shall determine, with input from the PI, if the remains are or are most likely to be of Native American origin.
- d. If Human Remains are determined to be Native American
  - (1) The Medical Examiner shall notify the Native American Heritage Commission (NAHC). By law, **ONLY** the Medical Examiner can make this call.
  - (2) The NAHC will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination.
  - (3) NAHC will identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
  - (4) The PI will coordinate with the MLD for additional coordination.
  - (5) Disposition of Native American human remains will be determined between the MLD and the PI, IF:
    - (a) The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 24 hours after being notified by the Commission; OR;
    - (b) The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner or their authorized representative shall re-inter the human remains and all associated grave goods with appropriate dignity, on the property in a location not subject to subsurface disturbance. Information on this process will be provided to the NAHC.
- e. If Human Remains are **NOT** Native American
  - (1) The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
  - (2) The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
  - (3) If the remains are of historic origin, they shall be appropriately removed and

conveyed to the Museum of Man for analysis. The decision for reinterment of the human remains shall be made in consultation with MMC, EAS, the land owner and the Museum of Man.

4. Night Work

- a. If night work is included in the contract
  - (1) When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  - (2) The following procedures shall be followed.
    - (a) No Discoveries  
In the event that nothing was found during the night work, The PI will record the information on the Site Visit Record Form.
    - (b) Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures under **During Construction**; 2.,a. & b, will be followed, with the exception that the PI will contact MMC by 8AM the following morning to report and discuss the findings.
- f. If night work becomes necessary during the course of construction
  - (1) The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  - (2) The RE, or BI, as appropriate, will notify MMC immediately.
- c. All other procedures described above will apply, as appropriate.

5. Notification of Completion

- a. The Archaeologist shall notify MMC and the RE or the BI, as appropriate, in writing of the end date of monitoring.

**Post Construction**

1. Handling and Curation of Artifacts and Letter of Acceptance

- g. The Archaeologist shall be responsible for ensuring that all cultural remains collected are cleaned, catalogued, and permanently curated with an appropriate institution; prior to release of the grading bond, the PI shall submit a letter of acceptance from the curation institution to MMC; that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- h. Curation of artifacts associated with the survey, testing and/or data recovery for this project shall be completed in consultation with LDR and the Native American representative, as applicable.

2. Final Results Reports (Monitoring and Research Design and Data Recovery Program)

- a. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Archaeological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ADD of LDR.
- b. For significant archaeological resources encountered during monitoring, the

Research Design and Data Recovery Program (ADRP) shall be included as part of the Final Results Report.

- c. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.
3. Recording Sites with State of California Department of Park and Recreation
  - i. The Archaeologist shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Results Report.

## **PALEONTOLOGICAL RESOURCES**

### **Prior to Preconstruction Meeting**

#### *1. Land Development Review (LDR) Plan Check*

Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) of Land Development Review (LDR) shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

#### *2. Letters of Qualification have been Submitted to the ADD*

Prior to the recordation of the first final map, NTP, or any permits, including but not limited to, issuance of the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified Paleontologist, as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program.

#### *3. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC)*

- a. At least thirty days prior to the Preconstruction (Precon) Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Paleontological Monitoring of the project.
- b. MMC will provide Plan Check with a copy of both the first and second letter.

#### *4. Records Search Prior to Precon Meeting*

At least thirty days prior to the Precon Meeting, the qualified Paleontologist shall

verify that a records search has been completed, and updated as necessary, and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to, a copy of a confirmation letter from the San Diego Natural History Museum, other institution, or, if the record search was in-house, a letter of verification from the PI stating that the search was completed.

### **Preconstruction Meeting**

#### *1. Monitor Shall Attend Precon Meetings*

- j. Prior to beginning of any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Paleontologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building inspector (BI), and MMC. The qualified Paleontologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring Program with the Construction Manager and/or

Grading Contractor.

- k. If the Monitor is not able to attend the Precon Meeting, the RE, or BI as appropriate, will schedule a focused Precon Meeting for MMC, Monitors, Construction Manager and appropriate Contractors representatives to meet and review the job on-site prior to start of any work that requires monitoring.

#### *2. Identify Areas to be Monitored*

At the Precon Meeting, the Paleontologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored.

#### *3. When Monitoring Will Occur*

Prior to the start of work, the Paleontologist also shall submit a construction schedule to MMC through the RE, or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

### **During Construction**

#### *1. Monitor Shall be Present During Grading/Excavation*

The qualified Paleontologist shall be present full-time during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity, and shall document activity via the Consultant Site Visit Record (form). This record shall be faxed to the RE, or BI as appropriate, and MMC each month.



## 2. Discoveries

### a. MINOR PALEONTOLOGICAL DISCOVERY

In the event of a minor Paleontological discovery (small pieces of broken common shell fragments or other scattered common fossils) the Paleontologist shall notify the RE, or BI as appropriate, that a minor discovery has been made. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist will continue to monitor the area and immediately notify the RE, or BI as appropriate, if a potential significant discovery emerges.

### b. SIGNIFICANT PALEONTOLOGICAL DISCOVERY

In the event of a significant Paleontological discovery, and when requested by the Paleontologist, the city RE, or BI as appropriate, shall be notified and shall divert,

direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist with Principal Investigator (PI) level evaluation responsibilities shall also immediately notify MMC staff of such finding at the time of discovery. MMC staff will coordinate with appropriate LDR staff.

## 3. Night Work

### a. If night work is included in the contract

(1) When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

(2) The following procedures shall be followed:

#### (a) NO DISCOVERIES

In the event that nothing was found during the night work, The PI will record the information on the Site Visit Record Form.

#### (b) MINOR DISCOVERIES

(1) All Minor Discoveries will be processed and documented using the existing procedures under **During Construction** (see Section 2. *Discoveries*, Subsection a.), with the exception that the RE will contact MMC by 9 A.M. the following morning.

(c) POTENTIALLY SIGNIFICANT DISCOVERIES

- (1) If the PI determines that a potentially significant discovery has been made, the procedures under **During Construction** (see Section 2. *Discoveries*, Subsection b.), will be followed, with the exception that the RE will contact MMC by 9 A.M. the following morning to report and discuss the findings.

b. If night work becomes necessary during the course of construction

- (1) The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
- (2) The RE, or BI, as appropriate, will notify MMC immediately.

c. All other procedures described above will apply, as appropriate.

4. *Notification of Completion*

The Paleontologist shall notify MMC and the RE, or BI as appropriate, of the end date of monitoring.

**Post Construction**

1. The Paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City of San Diego Paleontological Guidelines.

a. SUBMIT LETTER OF ACCEPTANCE FROM LOCAL QUALIFIED CURATION FACILITY.

The Paleontologist shall be responsible for submittal of a letter of acceptance to the ADD of LDR from a local qualified curation facility. A copy of this letter shall be forwarded to MMC.

b. IF FOSSIL COLLECTION IS NOT ACCEPTED, CONTACT LDR FOR ALTERNATIVES

If the fossil collection is not accepted by a local qualified curation facility for reasons other than inadequate preparation of specimens, the project Paleontologist shall contact LDR, to suggest an alternative disposition of the collection. MMC shall be notified in writing of the situation and resolution.

c. RECORDING SITES WITH SAN DIEGO NATURAL HISTORY MUSEUM

The Paleontologist shall be responsible for the recordation of any discovered fossil sites

at the San Diego Natural History Museum

d. FINAL RESULTS REPORT

1. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative), which describes the results, analysis, and conclusions of the above Paleontological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ADD of LDR.

2. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.

**WASTE MANAGEMENT**

After project approval and prior to the issuance of the building permit, the owner/permittee shall provide a letter to the ADD of LDR verifying that the Environmental Services Department of the City of San Diego has approved their Waste Mitigation Plan.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

**City of San Diego:**

Council District 3, Councilmember Toni Atkins  
Development Services Department (78, 78A)  
City Heights/Weingart Library (81)  
Library (81)  
Park Development (93)  
Environmental Services (93A)  
Planning Department  
Mid-City Community Service Center (295)  
Community and Economic Development (MS 904)  
Wetland Advisory Board (171)

**Federal and State Agencies:**

US Environmental Protection Agency (19)  
US Department of the Interior, Fish & Wildlife Service (23)  
US Army Corps of Engineers (26)  
California Department of Fish and Game (32)  
California Regional Water Quality Control Board (44)

**Others:**

Sierra Club (165)  
San Diego Audubon Society (167)  
Mr. Jim Peugh (167A)  
California Native Plant Society (170)



City of San Diego  
DEVELOPMENT SERVICES DEPARTMENT  
LAND DEVELOPMENT REVIEW DIVISION  
1222 First Avenue, Mail Station 501  
San Diego, CA 92101  
(619) 446-6460

INITIAL STUDY  
Project No. 43239  
SCH No. NA

**SUBJECT: AUBURN PARK:** Approval of a Disposition and Development Agreement (DDA) for the Auburn Park Project. Prior to project implementation General and Community Plan Amendments, a City Heights Redevelopment Project Amendment, a Rezone, Easement Abandonments, a Planned Development Permit, a Site Development Permit, and a Vesting Tentative Map would be required for the demolition of a 2000-square-foot duplex and the construction of a 69-unit, 106,442-square-foot apartment complex with a parking garage and an approximately 0.7-acre park and open space area on a 1.95-acre lot. The project site is located at 5085-5113 University Avenue in the City Heights Community (A portion of Lots 1, 6 and 7 and all of Lots 2,3 and 8 of Oak Park annex according to Map thereof No. 1764 and Lot 17 of Oak Park according to Map thereof No.1732). JO No. 42-3062.

**Applicant:** Affirmed Housing Group

#### **I. PURPOSE AND MAIN FEATURES:**

The proposed DDA to be considered by the City Council/Redevelopment Agency of the City of San Diego (Process 5) is necessary to allow the use of City Heights Redevelopment Tax Increment Affordable Housing Set-aside Funds for the Auburn Park Project. Prior to project implementation General and Community Plan Amendments, a City Heights Redevelopment Project Amendment, a Rezone, Easement Abandonments, a Planned Development Permit, a Site Development Permit, and a Vesting Tentative Map (Process 5) would be required to allow for the demolition of a 2000-square-foot duplex and the construction of a 69-unit, three- and four-story, 106,840-square-foot apartment housing complex with a two-level underground parking garage and a 0.7-acre vest-pocket park and open space area on a 1.95-acre lot (Please see Figures 1 & 2A).

#### **Apartment Complex**

The proposed apartment complex would consist of two three-story and one four-story buildings containing a mix of studio, one, two, and three bedroom rental units with cantilevered balconies. The exterior treatment of the complex would consist of sand-finish stucco, cement-board siding, deep-set aluminum windows within the stucco areas, flush-mounted aluminum windows within the siding areas, steel fencing and gates, and trellis-covered patios and balconies. The roofing material would consist of asphalt shingles (See Figures 3A, 3B & 3C). The interior courtyards would contain children's play areas including a tot lot area with a rubberized surface and benches while another courtyard area would be more adult-oriented with seating areas and landscaping. The courtyard landscaping would consist of palms, trees, shrubs and groundcovers within planters. The project would also provide a community meeting room, laundry facilities and a trash/recycle room. All resident parking areas would be secure, and tubular steel or wrought iron fencing would be provided along the southern and western steep slope areas.

## **Vest-Pocket Park and Open Space**

The proposed vest-pocket park would include an enhanced concrete entry plaza with an overhead structure, benches, picnic tables, a barbeque pit, a turfed area for active recreational use, and view points with interpretive information regarding Chollas Creek. The active park area would be enclosed with wood-framed, black-coated vinyl fencing. The project site is located within the Chollas Creek Enhancement Planning area; and the proposal would include the restoration and enhancement of the Auburn Creek Branch of Chollas Creek consistent with the plan. Additional details regarding the restoration and enhancement are provided within the Discussion section of this document.

## **Grading/Retaining Walls**

The project construction would require approximately 9,709 cubic yards of cut at a maximum depth of 22 feet, 4,995 cubic yards of fill at a maximum depth of 16 feet, and the export of 4,214 cubic yards of soil. Six retaining walls would be required for this project. Three of these retaining walls totaling 215 linear feet would be located on the northern side of the project site. One 129-foot-long wall would be located just north of the University Avenue turnaround and would be from three to nine feet high; a second 60-foot-long wall would be one to four feet high; while a third 26-foot-long wall adjacent to University Avenue would be 2 to 2.5 feet high. Three additional cement-block masonry retaining walls totaling 242 feet in length would be constructed between the housing complex and the adjacent lots to the south. One 175-foot-long wall would be from 1 to 5.5 feet high; another 41-foot-long wall would be 0.5 to 6 feet high; while a third 26-foot-long wall would be 2.5 to 5 feet high.

## **Landscaping**

The street trees proposed for the project would include Raywood Ash, Tipu, American Sweet Gum, and Chinese Flame trees. The streetyard and interior courtyard plantings would include River Wattle, European White Birch, Jacaranda, California Sycamore, Lombardy Poplar and Silk trees along with Queen, Hentia and Mexican Fan palms. Additional plantings include Glossy Abelia, Century Plant, Aloe, Coral Aloe, Golden Goddess Bamboo, Black Bamboo, Bougainvillea, Boxwood, Sedge, Blue Fescue, Miscanthus, New Zealand Flax, Bird of Paradise and Woodwardia shrubs and Royal Trumpet, Creeping Fig, Boston Ivy, Cup of Gold, Madagascar Jasmine, Passion vines. The groundcovers proposed for these areas include Creeping Lily Turf, Honeysuckle, Pork and Beans, Kleinia Mandraliscae, Star Jasmine, Periwinkle and tall Fescue.

The park plantings would include Coast Live Oak, Holly Oak, Fan Tex Ash, and Camphor trees. The shrubs would include California Lilac, Orchid Rockrose, Pride of Madeira, California Encelia, Rosemary and Munz's Sage with Hybrid Bermuda turf. A hardscape edge (concrete mow curb) would be located between the park and the slope plantings. The planting used for the slopes/upland areas adjacent to the creek and the stream restoration habitat plantings would be selected from the list shown in the adopted Chollas Creek Enhancement Program (May 14, 2002).

### **Drainage & Sewer Access**

Drainage from the site would be directed into the existing storm drain system. The applicant would be required to utilize Best Management Practices during construction which could include the installation of jute matting, silting basins or other silt control measures.

An existing road provides access towards a manhole located within the area proposed for the 20-foot wetland buffer. The proposed enhancement of the buffer would eliminate this access which, according to Development Services Wastewater Section staff, would require either a new access route or a waiver. The environmental impacts of the project are analyzed in this document, and neither the removal of the driveway nor retaining it in its existing alignment would result in significant impacts.

At this time it is not known whether the existing manhole access driveway will remain, or be removed, or be relocated. If an alternative manhole access were to be provided on the non-biologically sensitive portions of the project site, the construction would be subject to the archaeological and paleontological mitigation measures described in Section V of the attached MND. If a new access route were identified in or adjacent to the biologically sensitive portions of the site, additional environmental review would be required.

### **Vehicular Access**

The existing site access is from the University Avenue frontage road. In the future access to the apartments would be provided off of a newly elevated portion of University Avenue while access to the passive park would occur off of the existing University Avenue frontage road which would be improved into a 70-foot-diameter turnaround. The proposed project would provide 108 automobile parking spaces with five accessible spaces.

### **Project Construction**

The project would employ a number of measures designed to minimize construction impacts on the City Heights community. The project applicant would be required to: where possible, utilize the quietest equipment (electric instead of diesel powered equipment, hydraulic instead of pneumatic equipment); route construction trucks to avoid residential neighborhoods and streets with ADTs less than 5,000; limit construction activities to daytime hours; notify users of the surrounding area at least 72 hours in advance of construction; minimize short-term impacts to motorists, pedestrians and bicyclists by using standard safety precautions generally employed during project construction (rerouting of traffic, use of flagmen, public notice of route closures and detours); provide notification to residents and businesses that would be affected of the location and duration of construction activities; and provide recommendations for alternate routes of travel to minimize traffic volumes on affected street segments.

## **II. ENVIRONMENTAL SETTING:**

The project site is located at 5085-5113 University Avenue on the south side of University Avenue (See Figure 1). The site currently contains a 2000-square-foot duplex but is otherwise vacant. The Auburn tributary of Chollas Creek runs to the west of a steep embankment on the west side of the proposed residential units; and the site is located within the Chollas Creek Enhancement Plan area. The project applicant proposes to restore and enhance the Auburn tributary consistent with the Chollas Creek Enhancement Program. The north side of University

Avenue is developed with apartments and a commercial building. Located on the northeast and across the intersection of 52<sup>nd</sup> Street and University Avenue is a public health center while east of the property and across 52<sup>nd</sup> Street are a law office and a Buddhist temple. Another Buddhist temple, a single family residence, an auto body business, and an apartment building are located to the south of the project site while another apartment building is located to the west.

The project site is located within the City Heights Redevelopment Project Area, the Central Urbanized Planned District, and the City Heights community of the Mid-City Communities Planning Area. The Mid-City Communities Plan designates the site and the area to the west for industrial development while the properties to the north are designated for multi-family residential (21 - 25 dwelling units/acre), commercial and/or mixed-use. The properties to the south are largely designated for multifamily residential (21 – 25 dwelling units/acre), and the properties to the east are designated commercial and mixed-use along with areas designated for residential (6 - 10 dwelling units/acre). The proposed property is located in the CC-5-4 zone of the Central Urbanized Planned District. The areas to the north are currently zoned RM-1-3 and CC-5-4, to the east are zoned CC-5-3, to the south are zoned RS-1-7, CC-5-4 and RM-1-3, and to the west are zoned CC-5-4. The applicant is requesting a rezone to RM-2-5. A Mid-City Communities Plan and a City Heights Redevelopment Project amendment are also required to allow multi-family use at this site.

The project is not located within the City of San Diego's Multi-Habitat Planning area.

The project would receive police service from the Mid City Command where the 2003 average response time was 5.49 minutes (Fox Canyon). The site would be served by Fire Station No.17 located at Orange and Chamoune Avenues with a fire service response time of 2.4 minutes and Fire Station No. 14 located at 54<sup>th</sup> Street and College Grove with an average response time of 3.0 minutes.

### **III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.**

### **IV. DISCUSSION:**

The attached Initial Study Checklist summarizes the environment issues were considered during the review of the project. Of these, the following issue was determined to be potentially significant but mitigable. All referenced reports are available for public review at the offices of the Land Development Review Division at the above address.

#### **Archaeological Resources**

A "Cultural Resource Survey for the City Heights Residential Development Project" (April 2004) was prepared for this project by Kyle Consulting. According to the report, a literature review, record search, and a field survey were conducted for this project; and no on-site prehistoric resources were identified. However, since it was possible that the existing duplex could have been an old farmhouse it was determined that subsurface deposits such as privies and trash dumps may be present. The potential historicity of the structure is discussed below under the heading "Historical Resources." Therefore, the report recommended that the areas around the building be monitored during construction grading. The remaining areas on the site appeared to have been previously disturbed by grading so monitoring of those areas was not recommended.



Since there is a potential for project construction to impact cultural resources, a Mitigation Monitoring and Reporting Program (MMRP) would be implemented. The MMRP requires that a qualified archaeologist monitor the initial excavation activities to inspect for in-situ cultural resources. In the event that such resources are discovered, excavation would be halted or diverted to allow recovery, evaluation, and recordation of materials. The MMRP is detailed in Section V of the attached Mitigated Negative Declaration and completion would avoid or reduce project-related impacts to below a level of significance.

### **Paleontological Resources**

According to the Geology of the San Diego Metropolitan Area, California, 1975, published by the California Division of Mines and Geology, the project area is underlain by the Linda Vista, Mission Valley, and San Diego formations which are of a medium to high sensitivity rating for paleontological resources. These formations have yielded important remains of marine invertebrates, vertebrates, terrestrial mammals, and fossil wood and leaves. The project would require trenching at a maximum depth of 16 feet with approximately 9709 cubic yards of cut potentially impacting paleontological resources. Disturbance or loss of fossils without adequate documentation and research would be considered a significant environmental impact. Therefore, a Mitigation, Monitoring, and Reporting Program as detailed in Section V of the MND would be implemented. The program requires that a qualified Paleontologist or Paleontological Monitor be present during excavations that could impact previously undisturbed formations. If significant paleontological resources are discovered, a recovery and documentation program would be implemented. With implementation of the Mitigation, Monitoring and Reporting Program, impacts to paleontological resources would be avoided or reduced to below a level of significance.

### **Waste Management**

According to Assembly Bill 939, the City of San Diego is required to divert at least 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting by 2000. Since the project proposes an increase in density, would construct over 50 multi-family units, and requires a community plan amendment the applicant is required to prepare a solid waste generation/disposal plan which addresses demolition, construction and the occupancy phases of the project. As mitigation for cumulative impacts to the landfill, a waste management plan must be prepared by the applicant and approved by the Environmental Services Department. Compliance with this mitigation condition would reduce the project's contribution to cumulative waste management impacts to less than considerable.

The following environmental issues were considered during the in depth review of the project and were determined not to be significant.

### **Land Use**

#### **Mid-City Communities Plan Amendment/City Heights Redevelopment Project Amendment**

According to the "Auburn Park, General/Community Plan Amendment/Potential Impact Analysis" (December 9, 2004) prepared by Planning Systems, the proposed project requires an amendment to the Progress Guide and General Plan, the Mid-City Communities Plan, and the City Heights Redevelopment Project to allow for the redesignation of the land use at the project site from Industrial to Residential (21 to 25 dwelling units per acre). The current land use

designation would allow employment centers, light manufacturing, assembly, storage and commercial activities when used in conjunction with light manufacturing. No residential density is associated with this land use. The proposed multi-family land use would allow attached residential at 21 to 25 dwelling units per acre and/or a mixed-use development. Implementation of these amendments would require the rezoning of the project site from the existing Commercial Community Zone (CC-5-4) to Residential – Multiple Unit Zone (RM-2-5). The current zoning would allow a mix of heavy commercial and limited industrial, manufacturing, warehousing, maintenance and service uses with some residential uses. A maximum of 54 dwelling units would be permitted on the subject site with the existing zone. The proposed zoning would allow for multiple dwelling unit development at varying densities with accessory and home occupational uses. The maximum density allowed in the proposed zone would be one dwelling unit for each 1,500 square feet of lot area or 57 dwelling units. This proposed residential zone would also restrict the range of allowable uses of the property to those that are considered to be more compatible with the existing and surrounding community.

The project site constitutes approximately 30.7 percent of a six-acre area of Industrially-designated land use within the City Heights community of the Mid-City Communities Plan area. The north side of University Avenue is developed with apartments and a commercial building. Located on the northeast and across the intersection of 52<sup>nd</sup> Street and University Avenue is a public health center while east of the property and across 52<sup>nd</sup> Street are a law office and a Buddhist temple. Another Buddhist temple, a single family residence, an auto body business, and an apartment building are located to the south of the project site while another apartment building is located to the west. Redesignation of the six-acre industrially zoned area would reduce the amount of industrial land within City Heights by seven percent and within the City of San Diego by 0.05 percent. However, the site is not considered to be appropriate for industrial uses due to: the inconvenient access to interstate trucking routes or railroad transport; the six-acre limited size of the site when ten acres or larger is recommended by the City of San Diego General Plan for industrial land; the varying terrain of the site which accommodates the drainage of Auburn Creek and limits the development of a large industrial pad; the multiple ownerships of the six-acre industrial area; and the incompatibility with the adjacent, primarily residential neighborhood. Therefore the redesignation and rezoning of the site would not result in a use that is not compatible with the surrounding area, and no significant land use impact is identified.

### **Biological Resources/Chollas Creek Enhancement Program**

The proposed project would enhance and restore a portion of the Auburn Park Branch of Chollas Creek. The creek surfaces for approximately 250 linear feet within the project site and then goes underground again at the southwest portion of the site under existing housing units through another storm drainage system. The proposed project would raise the grade on the park site to increase the usable park area with native plantings on the new manufactured slopes adjacent to the creek and in the stream restoration area. Interpretive signage would be installed to explain the history and ecology of the site and the creek. Wood-framed, black-vinyl coated fencing would be installed near the top of the slope providing a 45 to 75-foot-wide buffer from the creek edge exceeding the 20-foot-wide requirement of the Chollas Creek Enhancement Plan.

A “Biological Assessment and Jurisdictional Delineation” (March 15, 2005) was prepared for this project by Pacific Southwest Biological Services, Inc. According to the report, the project site contains graded and blighted land, portions of an old concrete drainage structure occupying the bottom of an overgrown drainage course, a residential duplex, and an approximately 0.23-acre portion of University Avenue.

#### Vegetation:

The biology survey conducted for this project identified 0.9 acre of disturbed habitat, 1.13 acre of urban/developed land, 0.05 acre of Southern Mixed Chaparral, and 0.1 acre of Southern Willow Scrub. No sensitive plants were observed or expected to occur.

#### Fauna:

Ten animal species were observed on the project site during the survey, including one invertebrate, eight bird species and one mammal. The biologist observed that there was a scarcity of wildlife; and no sensitive animals were observed or expected to occur.

#### Wetlands/Jurisdictional Delineation:

A delineation of jurisdictional drainages on the site was made by a Certified Wetlands Delineator. The drainage within the site depicted within the 100-year floodway represent non-wetland waters of the United States with the channel having an average 6-foot width. The willow tree canopy defines the City of San Diego wetlands and the California Department of Fish and Game Streambed limits. The willow woodland has a width of 20 feet within a 0.1- acre area in the central portion of the site.

The project site is not located within the Multiple Habitat Planning Area (MHPA) but is located within the Chollas Creek Enhancement Program. The program was been designed to enhance the remaining natural or soft bottom sections of the creek-bed which, through the improved filtering action of water flow, would contribute to improved downstream water quality. The proposed project was designed to be consistent with the intent and policies of the enhancement program.

#### Direct Impacts

The project would not directly impact the Southern Mixed Chaparral, Southern Willow Scrub, drainages or wetlands. The project would directly impact urban/developed and disturbed habitat; however, such losses are not considered significant due to their lack of sensitive biological resources.

#### Indirect Impacts

The implementation of the Chollas Creek Enhancement Program within and adjacent to the drainage would be anticipated to result in substantially increased habitat diversity. Enhancement of the existing creek channel would assist in capturing urban runoff into the biological system, and would include the provision of fencing, slope design, and signage which would discourage human and pet intrusion into the creek-side habitat. Consistent with the City's Land Development Code, the project's exterior lighting would be directed away from the sensitive habitat. The Southern Willow Scrub riparian habitat would be placed into an open space easement excluded from development. The wetland buffer area would be planted with native shrubs, groundcovers, and a hydroseed mix and posted as a Biological Open Space Easement. The project would be required to implement Best Management Practices (BMPs) to avoid wetland impacts from dust, erosion, and siltation. Subsequent to project approval, the applicant would obtain permits and agreements from the Department of Fish and Game to clear out the exotics in the channel and remove accumulated trash. Compliance with the Chollas Creek

Enhancement Program would preclude indirect impacts to wetlands; therefore, mitigation would not be required.

### **Geologic Conditions**

A "Grading Plan Review and Response to City of San Diego (LDR Geology) Review of Preliminary Geotechnical Investigation Report" (January 21, 2005) and the "Preliminary Geotechnical Investigation, Proposed Multi-Unit Residential Development, Southwest Corner of University Avenue and 52<sup>nd</sup> Street" (May 19, 2004) were prepared for this project by Vinje & Middleton Engineering, Inc. According to the reports, three significant slope areas occur on the property. The highest slopes are steep embankments above an active creek that flows southward through the property. Significant erosion of the slopes has recently taken place as a result of uncontrolled run-off from the developed properties to the south. These slopes would not be developed as part of this project; and their performance would not affect the proposed project. Graded fill slopes occur on the north perimeter of the project, and 1 ½:1 gradient cut slopes expose formational rocks in the southeast portion of the site. As part of the project these slopes would be eliminated or reduced in height by filling or the use of retaining walls. The planned walls at the base of the 1 ½:1 cut slopes would further enhance stability and the 2-course high free-board (masonry block wall) with a chain-link fence and concrete lined drainage ditch behind the wall would preclude the impacts of potential shallow slope face erosion. Therefore, slope instability is not expected to be a major geotechnical factor which could impact the proposed site development. The project site is also not located within a designated earthquake fault zone, is located within the Hazard Category 53 (favorable structure, low risk), and is not expected to be affected by groundwater. The project retaining walls would be provided with back-drain systems. According to the reports, which were reviewed and accepted by City geology staff, the project grading plans represent a feasible design from the geotechnical viewpoint. Since no geologic impacts were identified no mitigation would be required.

### **Health and Safety**

A "Phase 1 Environmental Site Assessment, City Heights Residential Development, 5085-5113 University Avenue" (March 30, 2004) was prepared for this project by P & D Environmental. According to the report, the project site consists of seven separate parcels of which only two had been previously developed. The duplex at 5085 University Avenue was constructed in approximately 1930 on one parcel and has undergone some alterations. The other parcel, 5109-5113 University Avenue was developed with a light industrial building in approximately 1951; and the building was demolished in 1986.

P & D Environmental conducted a search of environmental records, and an on-site investigation. According to the research and investigation, no evidence of hazardous materials other than the potential asbestos and lead-base paint contamination of the existing duplex was found either on the site or from adjacent sites. Therefore, the report recommended that a comprehensive survey for asbestos-containing material, and the abatement of any damaged lead-based surfaces be conducted prior to the disposal of the substrate material and the development of the site. The appropriate disposal of these materials falls under the jurisdiction of the San Diego County Department of Environmental Health which would ensure compliance with state laws. Therefore, no mitigation would be required.

## **Historical Resources**

The City of San Diego's criteria for determining a structure's historic significance pursuant to CEQA, includes the age (45 years or older), location, context, association with an important event and/or person, uniqueness, and integrity of the structure. According to the "Cultural Resource Survey for the City Heights Residential Development Project" (April 2004) prepared by Kyle Consulting, the two-story duplex proposed for demolition was built in 1924, and could be an old farmhouse. Due to the age of the building, additional research was conducted by City staff in order to determine whether the structure has historical significance. It was determined that the building is not associated with an important architect nor is it of significant architectural style. No historically important persons are known to be associated with the buildings or property, and the location of the building is not considered to be either unique or significant. Lastly, the buildings in the area consist of commercial buildings, temples, multi-family, and single family homes with a variety of designs and styles. Given the surroundings, the duplex is not considered to be located within an architectural or historical context that accents or enhances the structure. Based on the above factors and in accordance with the Historical Resource Regulations, the demolition of the existing building would not have a significant impact on potentially historic resources, and no mitigation would be required.

## **Noise**

According to the City of San Diego's "Significance Determination Guidelines under the California Environmental Quality Act (CEQA)," noise levels are considered significant for exterior multi-family residential areas if the projected traffic volumes on adjacent streets or other existing conditions would result in exterior noise levels exceeding 65 [dB](A) Community Noise Equivalent Level (CNEL) in the required exterior usable open space areas or parks. The interior noise levels of multi-family housing are regulated by the Development Services Department (Building Inspection) which ensures that interior noise levels do not exceed 45 [dB](A).

An initial study by City staff of the proposed project indicated that the exterior noise levels could potentially reach 65 decibels [dB](A) Community Noise Equivalent Level (CNEL). Therefore, a "Noise Analysis, Auburn Park" (January 25, 2005, revised February 7, 2005) was prepared by URS for this project. According to the report, the existing average daily traffic (ADT) on University Avenue is approximately 22,600 ADT between Euclid Avenue and 54<sup>th</sup> Street. The posted speed limit on this roadway is 35 miles per hour. The future ADT on University Avenue is projected to be approximately 36,000 ADT between Euclid Avenue and 52nd Street while the future ADT on 52<sup>nd</sup> Street is projected to be approximately 9,000 between Orange Avenue and University Avenue. According to URS noise calculations, the future exterior sound levels from vehicular traffic would range from approximately 74 [dB](A) CNEL at the northern façades of the complex to below 60 [dB](A)CNEL at the southern edge of the project site. The future exterior sound level would be below 65 [dB](A)CNEL in the two courtyards and in the neighborhood park which is set back and is located below University Avenue.

The report also included an analysis of potential noise from Rafa's Auto Body and Mechanic Shop located to the south of the proposed Building B. The noise producing activities associated with the business include vehicle polishing, vehicle painting, body work, and engine and brake repair. The equipment used includes a motorized buffer, impact wrenches, air ratchets, an air compressor, bench grinders, a lathe, and various other hand tools. The operation of the business during the field investigation consisted predominantly of hand tool work which produces low noise levels; power tools were used only occasionally. URS determined that the noise produced

by the business would range from 47 dBA Leq at the neighborhood park to between 27 and 60 [dB](A)Leq at the south facades of the buildings and courtyards.

While the patios and balconies on the north, east and west sides of the buildings on the north side of the project site would be exposed to exterior noise levels above 65 [dB](A)CNEL these areas are not included in the required exterior usable open space calculations. Therefore, no mitigation would be required.

URS also determined that the total composite noise level from the traffic and the business for the required open space would be range between 50 and 58 [dB](A) CNEL on the south side of the project, at the tot lot and the courtyard between the two portions of building C, and would be 60 [dB](A) CNEL at the neighborhood park. Since these areas would be exposed to exterior noise levels below 65 [dB](A)CNEL no mitigation would be required.

### **Water Quality/Hydrology**

The project site is located within the Chollas Hydrologic Subarea of the Pueblo San Diego Hydrologic Unit, and the receiving water of the project site is Chollas Creek. According to the "Drainage Study for Auburn Park" (January 26, 2005) prepared by Masson & Associated, Inc. the runoff from the site currently discharges into the natural stream channel running along the western boundary of the site; and a small portion discharges onto University Avenue. The report concluded that the development of the project would result in an increase in storm water runoff discharging into the stream channel. The increase in discharge would be accommodated by construction of an on-site underground detention pipe to detain any increase in runoff. Any runoff discharging through a pipe or swale into the stream would be slowed with the application of a rip rap energy dissipater (outside the creek) to prevent scouring and erosion of the existing channel banks. After site development of the public right of way fronting the apartment building, runoff would also drain out toward University Avenue and 52<sup>nd</sup> Street into the existing storm drains.

According to the Water Quality Technical Report, Auburn Park Apartment" (January 25, 2005) prepared by Masson and Associates, Inc. the project is not expected to generate significant amounts of non-visible pollutants. The following pollutants could be generated by the proposed development and include sediment discharge, bacteria and viruses, nutrients from fertilizers, trash and debris deposited in drain inlets, oxygen demanding substances from paved areas, pesticides, heavy metals, oil, and grease.

The project would incorporate best management practices (BMPs) to address water quality. The site design measures would include the permanent stabilization of slopes with landscaping, monitoring of irrigation, grading to divert runoff away from the tops of slopes, minimization of directly connected impervious areas, drainage of rooftops, driveways and other impervious surfaces into adjacent landscaping and the placement of rip rap energy dissipaters at the outlets of culverts and drains to minimize erosion.

The source control BMPs would include the incorporation of native or drought tolerant vegetation, the pavement of trash enclosures with impervious surfaces, the use of trash containers with attached lids to exclude rain, specifically designed irrigation systems for each landscape area, the installation of flow reducers or shut-off valves to preclude water loss, and the implementation of an educational component directed at the apartment residents and the owner. The treatment control BMPs would include the design of paved areas to direct runoff either

through landscaped areas prior to entering an inlet or to a stormceptor. The stormceptors would remove oil, grease and sediment from the stormwater runoff. The owner would be responsible for the maintenance and repair of site BMPs.

The proposed project is subject to the City's Standard Permanent Storm Water Best Management Practices (BMPs) and would be required to comply with all requirements of the State Water Resources Control Board Order No. 99-08, Municipal Storm Water Permit Order No. 2001-01, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. Compliance with the above regulations through implementation of the aforementioned measures would preclude impacts to water quality and no mitigation is required.

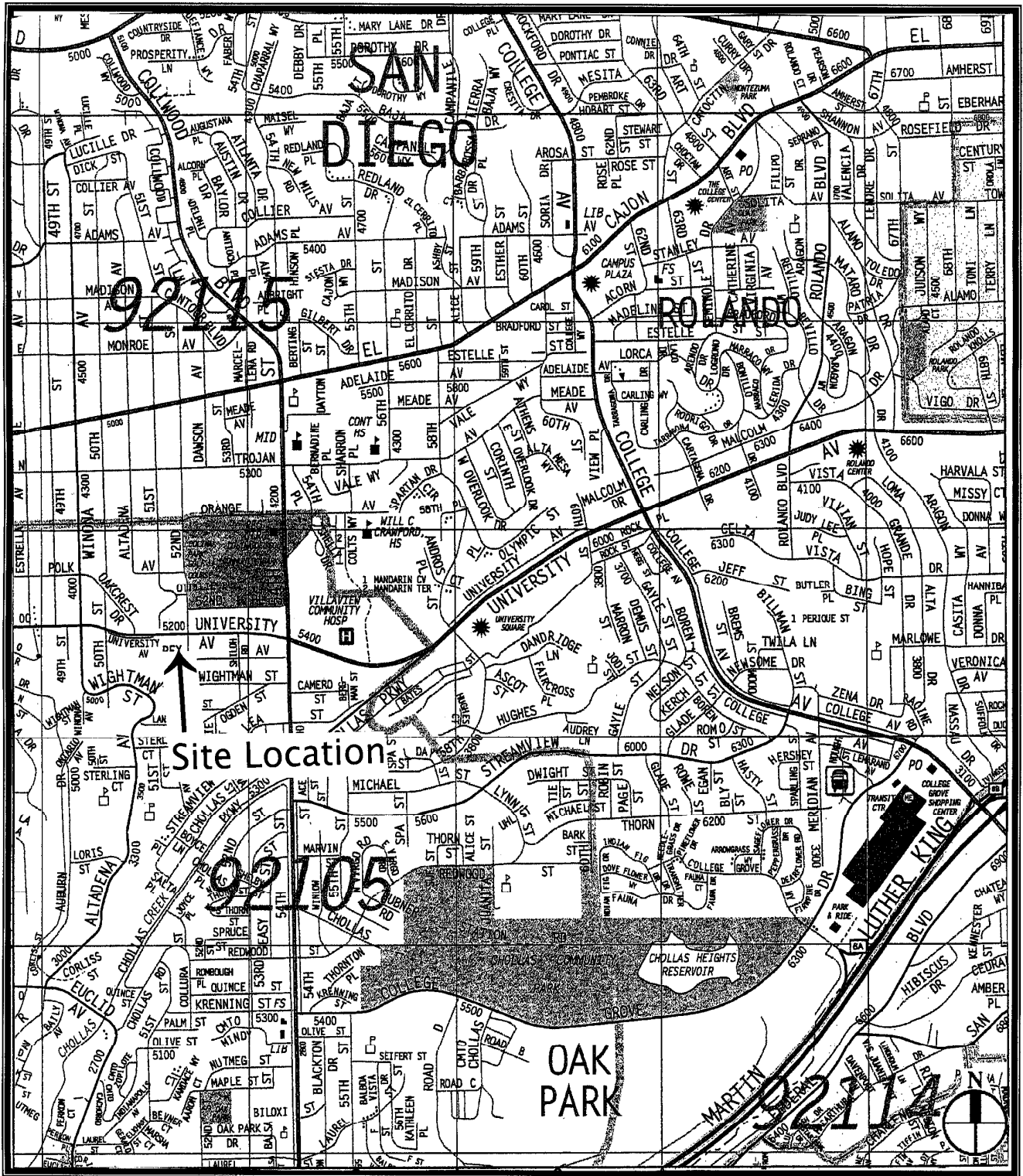
#### **V. RECOMMENDATION:**

On the basis of this initial evaluation:

- ☐ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Mirrasoul

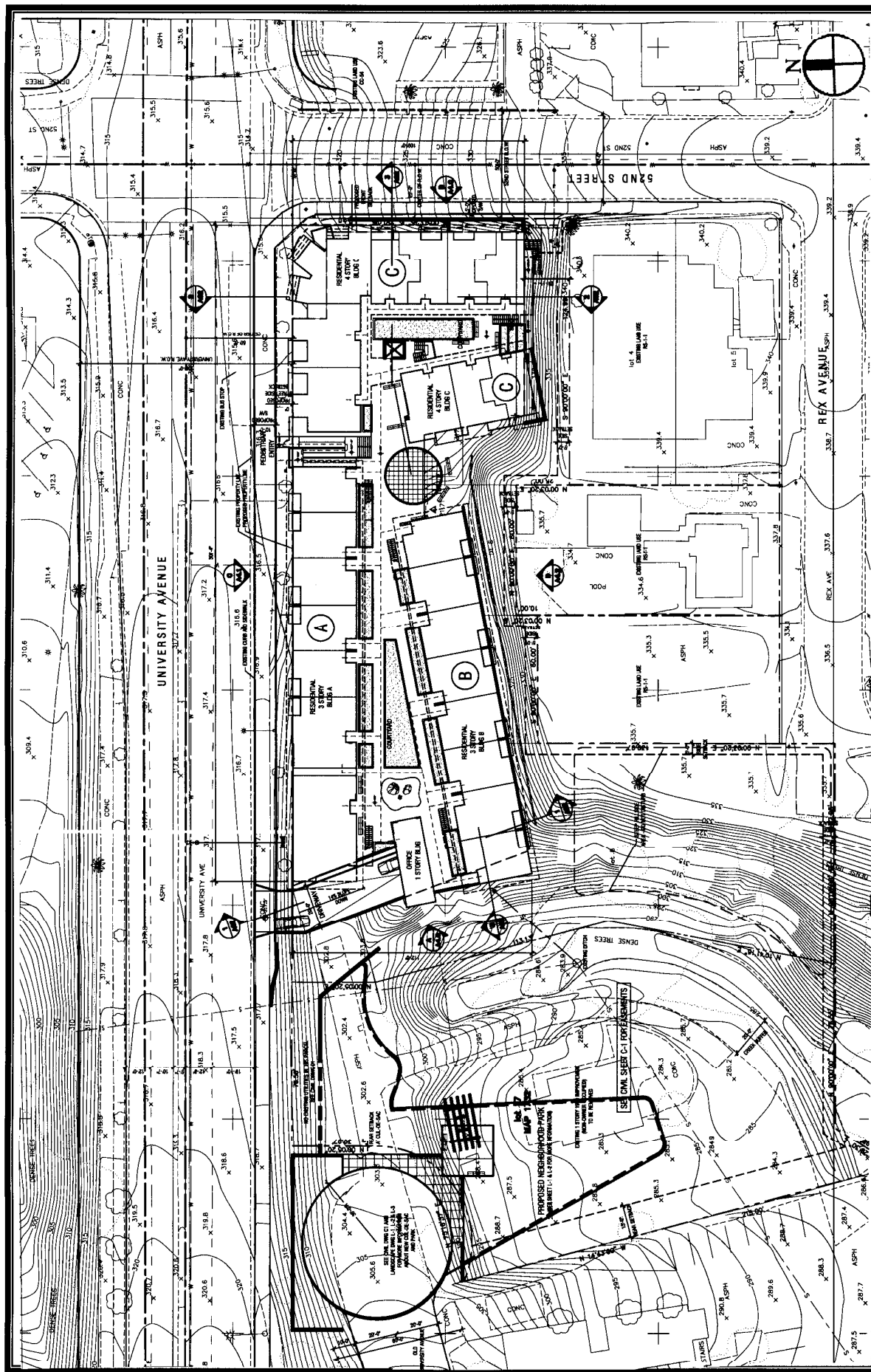
Attachments:     Figure 1 - Location Map  
                         Figure 2A - Site Map  
                         Figure 2B - Vegetation Map  
                         Figure 3A & B - Elevations  
                         Initial Study Checklist



**Location Map - Auburn Park**  
 Environmental Analysis Section Project No. 43239  
 CITY OF SAN DIEGO • DEVELOPMENT SERVICES

**Figure**  
**1**

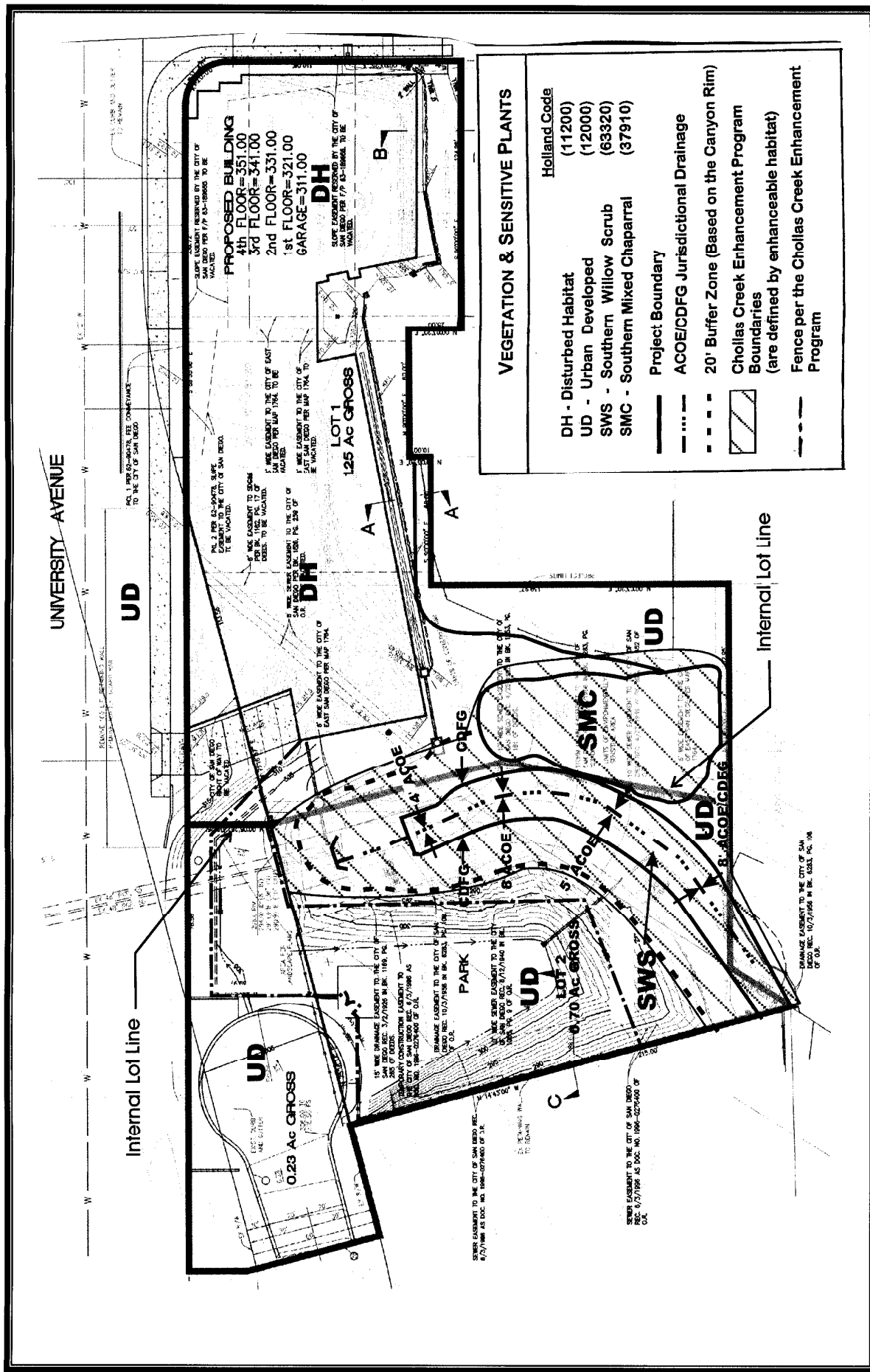






# **Vegetation Map – Auburn Park** Environmental Analysis Section - Project No. 43239 CITY OF SAN DIEGO • DEVELOPMENT SERVICES

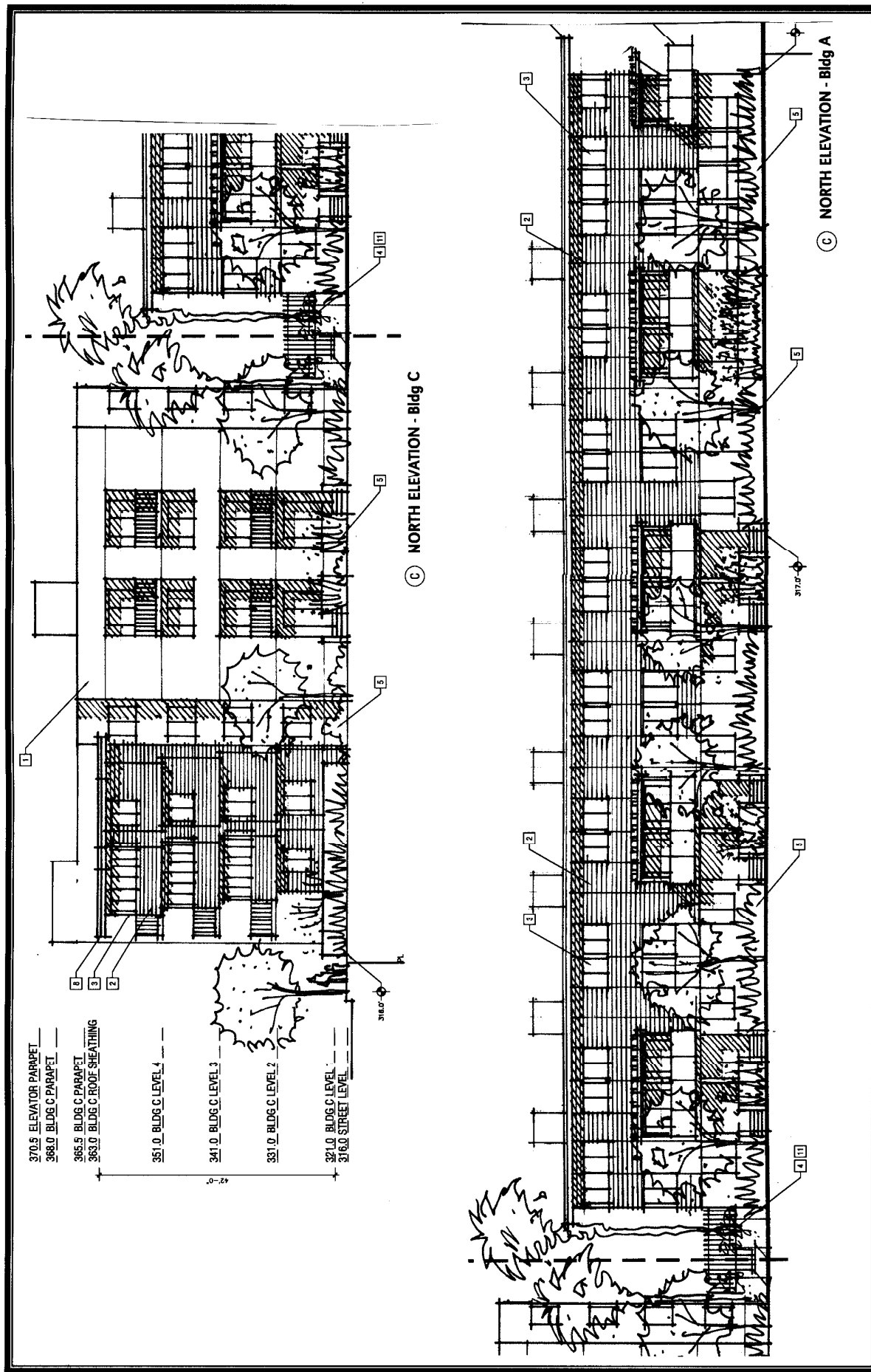
Figure  
**2B**





**North Elevations – Auburn Park**  
Environmental Analysis Section – Project No. 43239  
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure  
**3A**



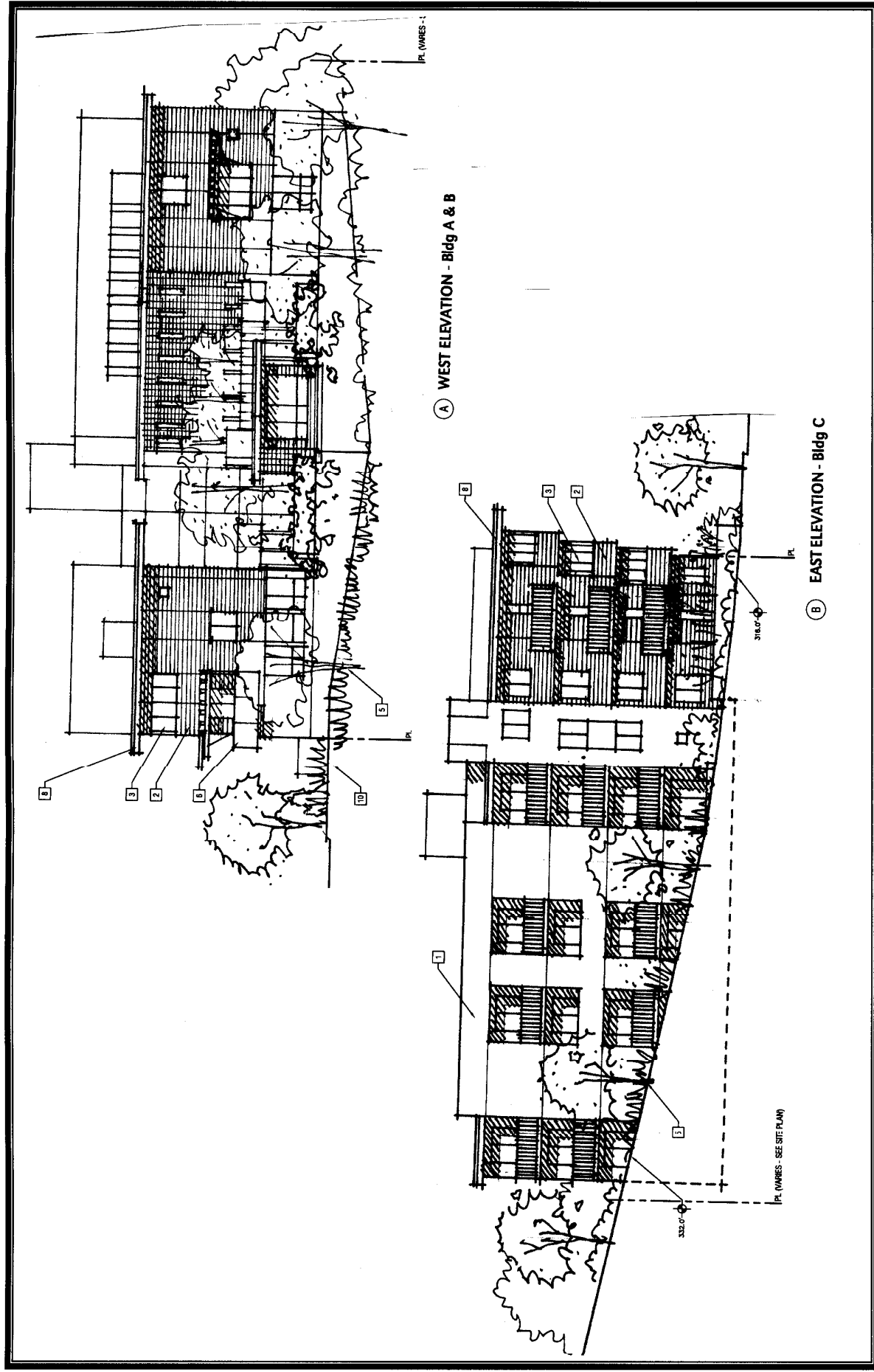


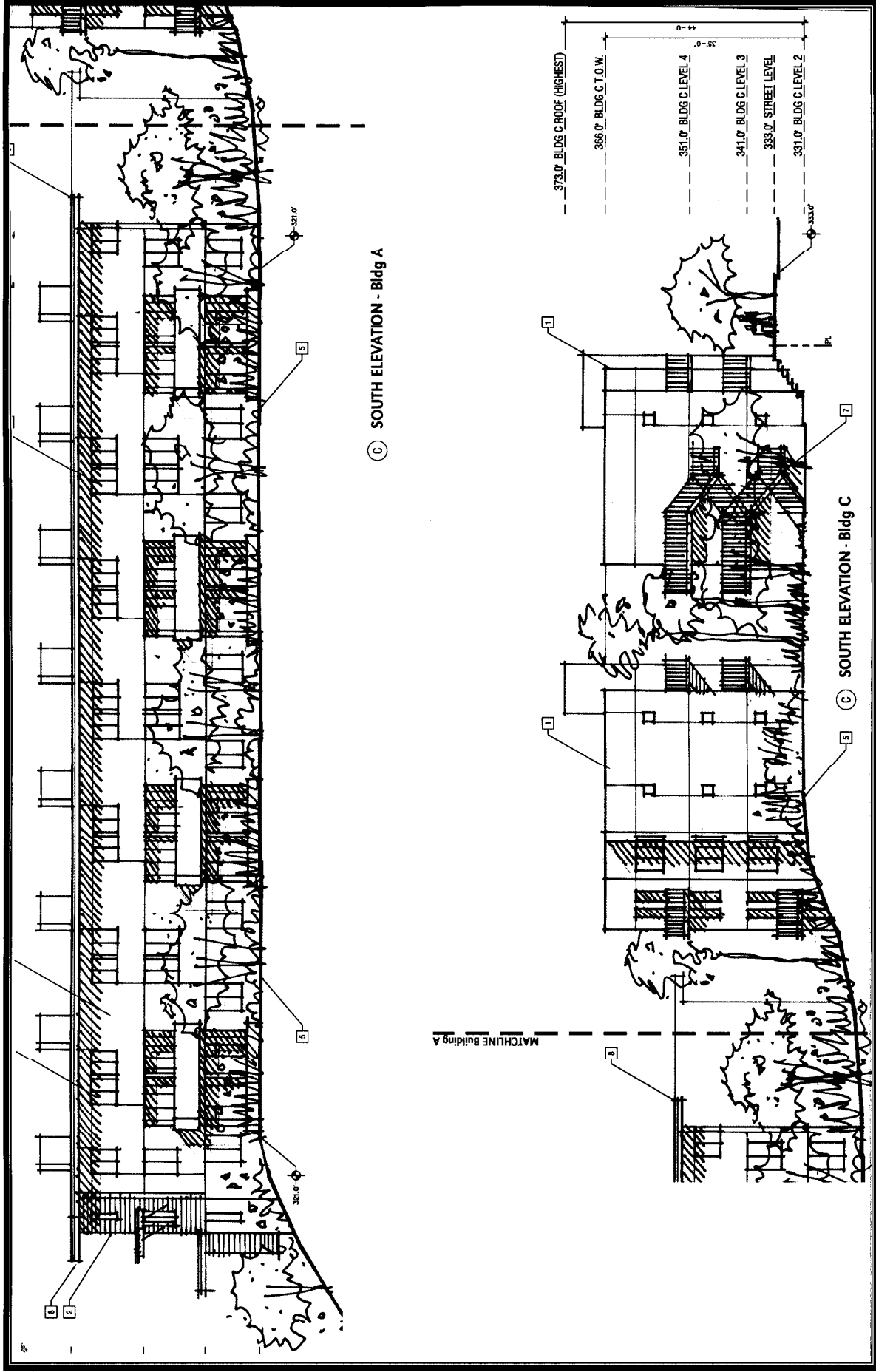
# West & East Elevations – Auburn Park

Environmental Analysis Section - Project No. 43239

CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure  
**3B**





### Initial Study Checklist

Date: March 10, 2005

Project No.: 43239

Name of Project: Auburn Park

#### III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes    Maybe    No

#### I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- |   | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| A. The obstruction of any vista or scenic view from a public viewing area?<br><u>The proposed project is not located within or adjacent to a public viewing area.</u>   | —          | —            | <u>X</u>  |
| B. The creation of a negative aesthetic site or project?<br><u>The proposed project would incorporate a variety of architectural elements to provide visual relief, would include the construction of a park, and would improve a drainage consistent with the adopted Chollas Creek Enhancement Program.</u> | —          | —            | <u>X</u>  |
| C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?<br><u>The proposed project would construct multi-family housing in an area with multifamily residential land uses to the south and west.</u>  | —          | —            | <u>X</u>  |
| D. Substantial alteration to the existing character of the area?<br><u>See I-C.</u>   | —          | —            | <u>X</u>  |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>The project would not require the removal of any distinctive trees.</u>	—	—	<u>X</u>
F. Substantial change in topography or ground surface relief features? <u>A portion of the project site has already been graded, and the natural drainage area would be enhanced.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>See I-F.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>All exterior lighting would comply with the City's Land Development Code.</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>The project would adhere to all applicable setbacks and height limits to prevent substantial shading.</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The project site is not suitable for sand and/or gravel extraction and is located in an existing urbanized area.</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>The project site is not suitable for agricultural uses and is located in an existing urbanized area.</u>	—	—	<u>X</u>
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The proposed project would comply with construction standards which prevent conflict with or obstruction of any air quality plan.</u>			
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <u>See III-A.</u>	—	—	<u>X</u>
C. Expose sensitive receptors to substantial pollutant concentrations? <u>See III-A.</u>	—	—	<u>X</u>
D. Create objectionable odors affecting a substantial number of people? <u>The construction of the multi-family residences is not anticipated to create objectionable odors.</u>	—	—	<u>X</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>Dust would be generated temporarily during construction and would be controlled using standard construction techniques.</u>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <u>The proposed multi-family residences would not significantly alter the movement of air in this single-family neighborhood. The project would be required to comply with applicable height, bulk, and building setbacks.</u>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>The new multi-family residences are not expected to alter ambient conditions.</u>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>The project would not directly impact such resources.</u>	—	—	<u>X</u>
B. A substantial change in the diversity of any species of animals or plants? <u>See IV-A.</u>	—	—	<u>X</u>



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Introduction of invasive species of plants into the area? <u>Landscaping associated with the project would adhere to the City of San Diego Landscape Guidelines.</u>	—	—	<u>X</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>See IV-A.</u>	—	—	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>See IV-A.</u>	—	—	<u>X</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>See IV-A.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program (MSCP) Subarea Plan or other approved local, regional or state habitat conservation plan? <u>The proposed project is not located within the MHPA.</u>	—	—	<u>X</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The proposed multi-family residences are anticipated to use typical multi-family residential levels of energy.</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>See V-A.</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>Utilization of generally accepted engineering techniques would prevent impacts from geologic hazards.</u>			
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>Best Management Practices would be used to prevent erosion.</u>	—	—	<u>X</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>Project site is located within geologic hazard category 53 which is considered to have low to moderate risk. Standard construction practices would preclude hazards.</u>	—	—	<u>X</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>The proposed project site may contain archaeological resources. Mitigation required. See Initial Study discussion.</u>	—	—	<u>X</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>See VII-A and Initial Study discussion.</u>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>The existing on-site duplex is not considered to be of historic significance. See Initial Study Discussion.</u>	—	—	<u>X</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>No such uses occur on the project site.</u>	—	—	<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries?	—	—	<u>X</u>

Yes    Maybe    No

No human remains are expected.

VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:

- |  |   |   |          |
|--|---|---|----------|
| A. Create any known health hazard (excluding mental health)?<br><u>The proposed construction of the multi-family residences and park is not expected to create a health hazard.</u>  | — | — | <u>X</u> |
| B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials?<br><u>The project does not propose to transport or utilize hazardous materials.</u>   | — | — | <u>X</u> |
| C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)?<br><u>See VIII-B.</u>   | — | — | <u>X</u> |
| D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?<br><u>This project has been evaluated for consistency with existing emergency plans.</u>  | — | — | <u>X</u> |
| E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment?<br><u>While the project site is not located on such a list. A Phase I site assessment was prepared for this project. See Initial Study Discussion.</u> | — | — | <u>X</u> |
| F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?<br><u>See VIII-A.</u>  | — | — | <u>X</u> |

IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>Adherence to State Standards would preclude impacts.</u>	—	—	<u>X</u>
B. An increase in impervious surfaces and associated increased runoff? <u>See IX-A.</u>	—	—	<u>X</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>See IX-A.</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? <u>See IX-A.</u>	—	—	<u>X</u>
E. A potentially significant adverse impact on ground water quality? <u>See IX-A.</u>	—	—	<u>X</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>See IX-A.</u>	—	—	<u>X</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>An amendment to the Mid-City Communities Plan was initiated to redesignate the project site from Industrial to Residential. The proposed use would be more compatible with the surrounding uses.</u>	—	—	<u>X</u>
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>See X-A.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>The project site is not within the MHPA and is consistent with the Chollas Creek Enhancement Plan. No conflict with adopted environmental plans would occur.</u>	—	—	<u>X</u>
D. Physically divide an established community? <u>The proposed project would provide multi-family residential units adjacent to multi-family residences to the south and west.</u>	—	—	<u>X</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? <u>Proposed project is not located within a CIUP.</u>	—	—	<u>X</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>A temporary increase in noise within acceptable City thresholds would occur during standard construction hours.</u>	—	—	<u>X</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>The noise levels at the site would fall within the allowable levels. See Initial Study Discussion.</u>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>See XI-B.</u>	—	—	<u>X</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>The project would require the excavation of approximately 9709 cubic yards in the Linda Vista, Mission Valley, and San Diego formations. Mitigation required. See Initial Study.</u>	—	—	<u>X</u>

XIII. POPULATION AND HOUSING – Would the proposal:

- |  |   |   |          |
|--|---|---|----------|
| A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?<br><u>The 69-unit apartment complex would incrementally alleviate the area's housing shortage.</u> | — | — | <u>X</u> |
| B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?<br><u>One duplex would be demolished while the project would provide 69 multi-family residential units.</u>  | — | — | <u>X</u> |
| C. Alter the planned location, distribution, density or growth rate of the population of an area?<br><u>See XIII-A.</u>  | — | — | <u>X</u> |

XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- |   |   |   |          |
|---|---|---|----------|
| A. Fire protection?<br><u>The proposed project would be served by Fire Stations No. 14 and 17. Please see Initial Study/Environmental Setting discussion.</u> | — | — | <u>X</u> |
| B. Police protection?<br><u>Police services would be provided by the Mid-City Command. Please see Initial Study/Environmental Setting discussion.</u>         | — | — | <u>X</u> |
| C. Schools?<br><u>The project would comply with Senate Bill 50.</u>   | — | — | <u>X</u> |
| D. Parks or other recreational facilities?<br><u>A vest-pocket park is a project component.</u>   | — | — | <u>X</u> |
| E. Maintenance of public facilities, including roads?<br><u>N/A</u>   | — | — | <u>X</u> |
| F. Other governmental services?<br><u>N/A</u>   | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	—	—	<u>X</u>
<u>The proposed project includes the construction of a vest-pocket park.</u>			
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	—	—	<u>X</u>
<u>See XV-A.</u>			
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/community plan allocation?	—	—	<u>X</u>
<u>The proposed project would generate approximately 414 ADT with 33 trips in the AM peak hour and 41 trips in the PM peak hour. The project would not require a traffic study.</u>			
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system?	—	—	<u>X</u>
<u>See XVI-A.</u>			
C. An increased demand for off-site parking?	—	—	<u>X</u>
<u>Required parking would be provided.</u>			
D. Effects on existing parking?	—	—	<u>X</u>
<u>See XVI-C.</u>			
E. Substantial impact upon existing or planned transportation systems?	—	—	<u>X</u>
<u>See XVI-A.</u>			
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?	—	—	<u>X</u>
<u>Project access would be off of University Avenue And the University Avenue frontage road, and would not change the public access to beaches. The</u>			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>project would provide additional access to a park and open space area.</u>			
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>The project would be consistent with City of San Diego Traffic Safety Standards.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>See XVI-A.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>Existing utilities are adequate.</u>	—	—	<u>X</u>
B. Communications systems? <u>See XIV-A.</u>	—	—	<u>X</u>
C. Water? <u>See XIV-A.</u>	—	—	<u>X</u>
D. Sewer? <u>See XIV-A.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>See XIV-A.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>See XIV-A.</u>	—	—	<u>X</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <u>Typical residential and park usage would occur.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscaping would comply with the City of San Diego's Landscape Design Manual.</u>	—	—	<u>X</u>



XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

- |  |   |   |          |
|--|---|---|----------|
| <p>A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?<br/> <u>Archaeological, and paleontological mitigation required to reduce impacts to below a level of significance. See Initial Study Discussion.</u></p> | — | — | <u>X</u> |
| <p>B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.)<br/> <u>No potential long-term environmental impacts have been identified.</u></p>  | — | — | <u>X</u> |
| <p>C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)<br/> <u>The project's compliance with the City's storm water standards would preclude considerable contribution to cumulative water quality impacts.</u></p>  | — | — | <u>X</u> |
| <p>D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?<br/> <u>No such impacts have been identified. See Initial Study Discussion.</u></p>  | — | — | <u>X</u> |

## INITIAL STUDY CHECKLIST

### REFERENCES

#### **I. Aesthetics / Neighborhood Character**

☐ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

☐ Local Coastal Plan.

#### **II. Agricultural Resources / Natural Resources / Mineral Resources – N/A**

☐ City of San Diego Progress Guide and General Plan.

☐ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

☐ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

☐ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

☐ Site Specific Report: \_\_\_\_\_.

#### **III. Air – N/A**

☐ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

☐ Regional Air Quality Strategies (RAQS) - APCD.

☐ Site Specific Report: \_\_\_\_\_.

#### **IV. Biology**

☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

☒ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

☒ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

- ☒ Community Plan - Resource Element.
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- ☐ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- ☐ City of San Diego Land Development Code Biology Guidelines.
- ☒ Site Specific Report: "The Affirmed Housing Group Property, Auburn Park, San Diego County, California, Project No. 43239, Biological Assessment and Jurisdictional Delineation" (March 15, 2005) prepared by Pacific Southwest Biological Services, Inc.
- V. Energy – N/A**
- ☐ \_\_\_\_\_
- VI. Geology/Soils**
- ☒ City of San Diego Seismic Safety Study.
- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- ☒ Site Specific Report: "Preliminary Geotechnical Investigation, Proposed Multi-Unit Residential Development, Southwest Corner of University Avenue and 52<sup>nd</sup> Street" (May 19, 2004) and "Grading Plan Review and Response to City of San Diego (LDR Geology) Review of Preliminary Geotechnical Investigation Report, Proposed Auburn Park Project" (January 21, 2005) prepared by Vinje & Middleton Engineers, Inc.
- VII. Historical Resources**
- ☐ City of San Diego Historical Resources Guidelines.
- ☒ City of San Diego Archaeology Library.
- ☐ Historical Resources Board List.
- ☐ Community Historical Survey:

- ☒ Site Specific Report: "Cultural Resource Survey for the City Heights Residential Development Project, a 1.8 Acre Parcel Located at 5085-5113 University Avenue" (April 2004) prepared by Kyle Consulting and "Project Number: 43239, Job Order Number: 423062 – Photo Survey" (November 9, 2004) prepared by Affirmed Housing Group.

#### **VIII. Human Health / Public Safety / Hazardous Materials**

- ☒ San Diego County Hazardous Materials Environmental Assessment Listing, 2004.
- ☐ San Diego County Hazardous Materials Management Division
- ☐ FAA Determination
- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- ☐ Airport Comprehensive Land Use Plan.
- ☒ Site Specific Reports: "Phase 1 Environmental Site Assessment, City Heights Residential Development 5085-5113 University Avenue" (March 30, 2004 prepared by P & D Environmental.

#### **IX. Hydrology/Water Quality**

- ☐ Flood Insurance Rate Map (FIRM).
- ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- ☐ Clean Water Act Section 303(b) list, dated July 2002, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)).
- ☐ Site Specific Reports: "Drainage Study for Auburn Park" (January 26, 2005) and "Water Quality Technical Report, Auburn Park Apartment" (January 25, 2005) prepared by Masson & Associates, Inc.

#### **X. Land Use**

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ Airport Comprehensive Land Use Plan

X City of San Diego Zoning Maps

— FAA Determination

**XI. Noise**

— Community Plan

— San Diego International Airport - Lindbergh Field CNEL Maps.

— Brown Field Airport Master Plan CNEL Maps.

— Montgomery Field CNEL Maps.

— San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

— San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

— City of San Diego Progress Guide and General Plan.

X Site Specific Report: "Noise Analysis Auburn Park" (January 25, 2005, Revised February 7, 2005) prepared by URS.

**XII. Paleontological Resources**

— City of San Diego Paleontological Guidelines.

X Demere, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

X Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

— Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

— Site Specific Report:\_\_\_\_\_.

**XIII. Population / Housing**

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ Series 8 Population Forecasts, SANDAG.
- ☐ Other:\_\_\_\_\_.

**XIV. Public Services**

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.

**XV. Recreational Resources**

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ Department of Park and Recreation
- ☐ City of San Diego - San Diego Regional Bicycling Map
- ☐ Additional Resources:\_\_\_\_\_.

**XVI. Transportation / Circulation – N/A**

- ☐ City of San Diego Progress Guide and General Plan.
- ☐ Community Plan.
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ☐ San Diego Region Weekday Traffic Volumes, SANDAG.
- ☐ Site Specific Report:\_\_\_\_\_.

**XVII. Utilities – N/A**

- ☐ \_\_\_\_\_.

**XVIII. Water Conservation – N/A**

- Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.